Karen Johnson Davidson County
Batch# 904919 DEEDQC
08/18/2022 09:38:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220818-0093519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 18 Day of Aug, 2022.
D. Hayes, Deputy Register

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
917 SOLLEY DRIVE
NASHVILLE, TN 37216

QUITCLAIM DEED

ADDRESS NEW OWNER(S)
Frank Alexander Harden and
~~Diane~~ Harden
1015 Willow Trail
Goodlettsville, TN 37072

Dianne

SEND TAX BILL TO:
Same

MAP-PARCEL
6DA 33929
Map 119-10
Par 142

Pursuant To The Last Will and Testament of Margarette Rosemary Harden which was probated in the Seventh Circuit Court of Metropolitan-Davidson County, Nashville, Docket Number 18P1277 Frank Alexander Harden is the beneficiary of her real estate located at 2709 Live Oak Road, Nashville, Tennessee.

It is the desire of the beneficiary, Frank Alexander Harden that the said real estate be titled jointly with his wife, ~~Diane~~ Harden, as tenancy by the entirety.
Dianne

Pursuant To The Last Will And Testament of Margarette Rosemary Harden, the Estate of Margarette Rosemary Harden, the Grantor, by these presents does hereby quitclaim and convey unto Frank Alexander Harden and wife, ~~Diane~~ Harden, as tenancy by the entirety the following described tract or parcel of land which is situated lying and being in Davidson County, State of Tennessee, described as follows to-wit: Dianne

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

SAID Lot No. 18 fronts 55 feet on the northerly side of Live Oak Road and extends back 185.7 feet on the easterly line and 252.2 feet on the westerly line, to a dead line in the rear, measuring 140.0 feet thereon.

Being the same property conveyed to Rosemary Harden by deed from Michael E. Cherry and wife, Donna Cherry of record in Book 4937, page 972, Register's Office for Davidson County, Tennessee.

This is improved property located and known as 2709 Live Oak Road, Nashville, Tennessee 37211.

Said Property is conveyed without any title work having been performed and this conveyance is made based on copy of deed obtained from the Davidson County Tax

Assessor's website and conveyance is made subject to such limitations, restrictions and encumbrances as are of or may be of record that would be ascertainable should a complete record check be made of the property records at the Davidson County, Tennessee official public offices and to such other limitations, restrictions and encumbrances as may affect the premises.

~~**TO HAVE AND TO HOLD**~~ the same unto the Grantees, their heirs, and assigns in ~~fee~~ simple forever.

IN WITNESS WHEREFORE, I as Executor of the Estate of Margarette Rosemary Harden have hereunto set my hand on this the 11 day of July, 2022 at Goodlettsville Tennessee.

Frank Alexander Harden
Executor of the Estate of Margarette Rosemary Harden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Adam Morgan, a Notary Public In and for the said County and State, the within named, Frank Alexander Harden, who is personally known to me or has produced proper identification. and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee on this the 11 day of July, 2022.

Notary Public

My Commission Expires: 1/11/2026

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026